

TYPE OF DOCUMENT: WARRANTY DEED

GRANTORS: Noris Richard Haynes, Jr. and Judith Timmons Haynes, Trustees of the Haynes
Living Trust Dated January 26, 1994
4 Robbins Ridge Lane
8335 Dogwood Road
Germantown, TN 38139
Phone: 901-755-9525
Work Number: NA

GRANTEES: Joey A. Teichert and Bonnie L. Teichert
9784 Mosby Dr.
Olive Branch, MS 38654
Phone: 901-461-5100
Home Number: NA

PREPARED BY AND RETURN TO: Austin Law Firm, P.A.
Attorneys at Law
✓ 6928 Cobblestone Drive, Suite 100
Southaven, MS 38672
662-890-7575

Our file Number: S12-10-0816

Lot 20 Valley Oaks AKA Valley Oak Estates FKA Walkers
Ridge PUD 32-1-5 PA 101 18-21

PREPARED BY & RETURN TO:
AUSTIN LAW FIRM, P.A.
 ATTORNEYS AT LAW
 928 COBBLESTONE DRIVE, SUITE 100
 SOUTHAVEN, MS. 38672
 662-890-7878

512-10-0816

STATE OF TENNESSEE
 COUNTY OF SHELBY

WARRANTY DEED

For and in consideration of the sum of Ten Dollars (\$10.00) cash in hand paid, and other good, legal and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Noris Richard Haynes, Jr. and Judith Timmons Haynes, Trustees of the Haynes Living Trust Dated January 26, 1994 GRANTOR, does hereby sell, convey and warrant unto Joey A. Teichert and wife, Bonnie L. Teichert as joint tenants with the full rights of survivorship and NOT as tenants in common, GRANTEE the following described land and property situated in DeSoto County, Mississippi, being more particularly described as follows, to-wit:

Indexing Instructions: Lot 20, Valley Oaks Subdivision (one and the same as Valley Oaks Estates P.D.) (Formerly known as Walker's Ridge P.U.D.), in section 32, Township 1 South, Range 5 West, Desoto County, Mississippi, as shown on plat of record in Plat Book 101, Page 18-21, in the Chancery Clerk's Office of Desoto County, Mississippi to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Grantor (s) by Warranty Deed in Book 638, Page 310 in the Chancery Clerk's Office, Desoto County, Mississippi

The warranty in this deed is subject to: Subdivision Restrictions, Building Lines, and Easements in Plat Book 101, Pages 18-20; Easements in Book 600, Page 14, Book 600, Page 702; Declaration of Covenants, Conditions and Restrictions at Book 543, Page 137; rights of ways and easements for public roads and public utilities to building, zoning, subdivision, and health department regulations in effect in DeSoto County, Mississippi, and further subject to all applicable building restrictions and restrictive covenants of record.

It is agreed and understood that taxes for the current year have been pro-rated on an estimated basis. Possession is to be given at closing

GRANTOR:
 Noris Richard Haynes, Jr. and
 Judith Timmons Haynes, Trustees of
 The Haynes Living Trust dated 1/26/1994
 8335 Dogwood Road, Germantown, TN 38139
 HOME PHONE: 901-755-9525
 WORK PHONE: NA

GRANTEE:
 Joey A. Teichert and Bonnie L. Teichert
 9784 Mosby Dr.
 Olive Branch MS 38654
 HOME PHONE: n-a
 WORK PHONE: 901-461-5100

WITNESS my signature, this the 29 day of December, 2010

Noris Richard Haynes, Jr.
 Noris Richard Haynes, Jr., Trustee

Judith Timmons Haynes
 Judith Timmons Haynes, Trustee

STATE OF TENNESSEE
 COUNTY OF SHELBY

This day personally appeared before me, the undersigned Notary Public, in the State and County aforesaid, the within named Noris Richard Haynes, Jr. and Judith Timmons Haynes, trustees of the Haynes Living Trust dated January 26, 1994 who acknowledged that they signed and delivered the foregoing Warranty Deed on the day and year therein mentioned.

Given under my hand and official seal of office, this the 29th day of December, 2010.

My commission expires:

Prepared by:
 Robert M Draughon, III (#102757)
 Griffin, Clift, Everton & Thornton
 6489 Quail Hollow Drive #100
 Memphis TN 38120
 (901) 752-1133 File Number: FF18268

